118.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	728,500 / 728,500
					USE VALUE:	728,500 / 728,500
					ASSESSED:	728,500 / 728,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
281		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRAGA EDWARD R & MARGARET A
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	281 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRAGA EDWARD R-MARGARET A -
Owner 2:	-
Street 1:	281 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,869 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1960 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4869.000	331,900	400	396,200	728,500
Total Card	0.112	331,900	400	396,200	728,500
Total Parcel	0.112	331,900	400	396,200	728,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.68 | /Parcel: 371.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 76553
GIS Ref:
GIS Ref:
Insp Date: 10/03/18

!9211!

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	331,900	400	4,869.	396,200	728,500	728,500	Year End Roll	12/18/2019
2019	101	FV	280,800	500	4,869.	401,900	683,200	683,200	Year End Roll	1/3/2019
2018	101	FV	280,800	0	4,869.	300,000	580,800	580,800	Year End Roll	12/20/2017
2017	101	FV	280,800	0	4,869.	271,700	552,500	552,500	Year End Roll	1/3/2017
2016	101	FV	280,800	0	4,869.	260,400	541,200	541,200	Year End	1/4/2016
2015	101	FV	265,300	0	4,869.	220,800	486,100	486,100	Year End Roll	12/11/2014
2014	101	FV	265,300	0	4,869.	209,400	474,700	474,700	Year End Roll	12/16/2013
2013	101	FV	265,300	0	4,869.	199,300	464,600	464,600		12/13/2012

PRINT

Date	Time
12/10/20	23:42:58

LAST REV

Date	Time
07/25/19	10:06:43

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9211

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRAGA EDWARD R-	58322-469		1/20/2012	Estate/Div	1	No	No		
	12338-667		10/1/1972		29,000	No	No		N

USER DEFINED

Prior Id # 1:	76553
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2014	1654	Re-Roof	12,710					Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
10/3/2018	Inspected	BS	Barbara S
9/4/2018	MEAS&NOTICE	BS	Barbara S
4/1/2009	Meas/Inspect	372	PATRIOT
12/2/2008	Meas/Inspect	372	PATRIOT
10/31/2000	Hearing N/C	163	PATRIOT
3/15/2000	Inspected	276	PATRIOT
2/15/2000	Measured	264	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4869		Sq. Ft.	Site		0	70.	1.16	5									396,249						396,200	

Total AC/HA: 0.11178 | Total SF/SM: 4869 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 396,249 | Spl Credit | Total: 396,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18571424
Const Adj.:	1.00989902
Adj $ / SQ:	155.669
Other Features:	80750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	450996
Depreciation:	119063
Depreciated Total:	331933

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 2					HB		

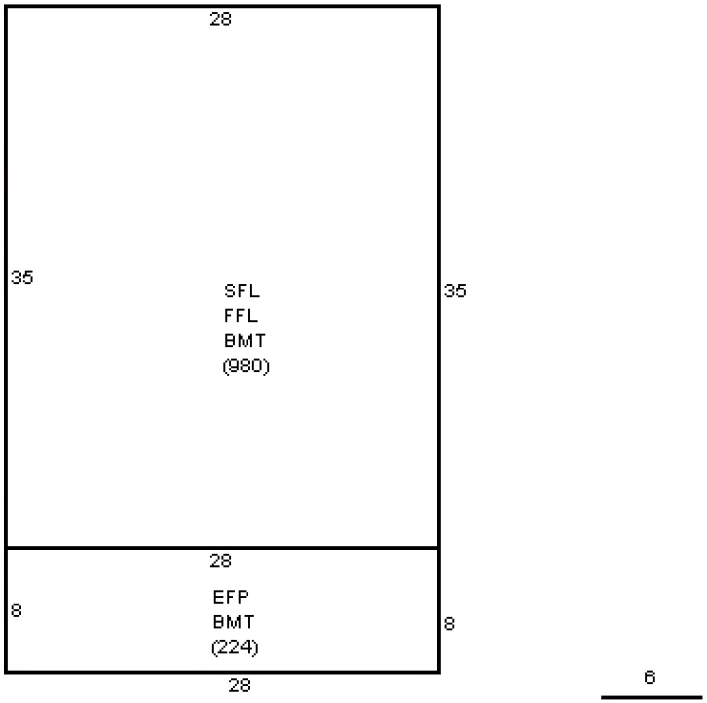
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	155.67
Special Features:	0	Val/Su Net:	97.96
Final Total:	331900	Val/Su SzAd	169.34

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,204	46.700	56,228
FFL	First Floor	980	155.670	152,555
SFL	Second Floor	980	155.670	152,555
EFP	Enclos Porch	224	39.770	8,908

Net Sketched Area:	3,388			Total:	370,246
Size Ad	1960	Gross Are	3388	FinArea	1960

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X28	A	FR	1968	3.92	T	51	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:	Total: 400